

**TOWN OF NORTH HEMPSTEAD****BOARD OF ZONING APPEALS****NEW CASES****FEBRUARY 16, 2011**

**APPEAL #19028 – Ioannis Kalargiros**, variance 70-29.B & 70-208.F to permit an addition and alteration to a single family dwelling with established insufficient lot area, exceeding the permitted gross floor area; S/side #70 Old Mill Rd., 161.55' W/of Pickwick Rd., Manhasset, Sec. 3, Blk. 36, Lot 37, R-A District.

***RESERVED DECISION***

**APPEAL #19029 – Beacon Hill Bungalow Corp./Dalf Hammerich**, variance 70-3.25A(2) to permit an addition and alteration to an existing dwelling exceeding the permitted gross floor area; S/side #75 West Shore Dr. (Unit 32), 78' N/of Roslyn West Shore Rd., Port Washington, Sec. 5, Blk. K, Lot 3, PWRC District.

***GRANTED***

**APPEAL #19030 – Matrix Equities Inc./John Amasano, R.A.**, variance 70-29.C, 70-30.C & 70-101.B to permit the maintenance of a single family dwelling exceeding the permitted gross floor area and encroaching into a required front yard setback; S/side #54 Richards Rd., 632.28' W/of Terrace Pl., Port Washington, Sec. 5, Blk. 72, Lot 234, R-A District.

***CONTINUED***

**APPEAL #19031 – Vijay Gupta, P.E./Mandeep Singh**, variance 70-41 to permit the maintenance of a wood deck in a required side yard setback; S/W/cor. #320 Powerhouse Rd. & Browers Ln., Roslyn Heights, Sec. 7, blk. M-3, Lot 36, R-B District.

***DENIED***

**APPEAL #19032 – Kevin Connell**, variance 70-100.2.A(4) to permit the maintenance of a fence exceeding the permitted height; W/side #26 Oak Ridge Ln., 254.17' N/of Wood Hollow Rd., Albertson, Sec. 7, Blk. 197, Lot 37, R-C District.

***GRANTED WITH CONDITIONS***

**APPEAL #19033 – John Sylvestre**, variance 70-40.C & 70-101.C to permit the addition and alteration into a required front yard setback; N/E/cor. #108 Circle Dr. & Circle Dr., Roslyn, Sec. 7, Blk. 324, Lot 4, R-B District.

***GRANTED***

**APPEAL #19034 – Francis Listor/Emilio Susa**, variance 70-51.A, 70-100.1.B & 70-208.F to permit the maintenance of an open porch and detached garage in a required front and side yard setback; E/side #950 North 2<sup>nd</sup> St., 225' S/of White Ave., New Hyde Park, Sec. 8, Blk. 13, Lot 87, R-C District.

***GRANTED***

**APPEAL #19035 – J. Gerage/A. Boldyrew**, variance 70-100.1.B to permit the maintenance of a detached garage into a required rear yard setback; N/side #1647 Aladdin Ave., 180' W/of Leonard Blvd., New Hyde Park, Sec. 8, Blk. 152, Lots 127-129, R-C District.

***GRANTED***

**APPEAL #19036 – Michael Yurukov/A. DiProperzio, R.A.**, variance 70-40.A, 70-41.A, 70-101.C &

70-208.F to permit an addition and alteration to a single family dwelling into a required front and side yard setback; W/side #18 Heather Ln., 403.42' S/of Laurel Dr., New Hyde Park, Sec. 8, Blk. 311, Lot 6, R-B District.

**GRANTED**

**APPEAL #19037 – LIV Architect, P.C./Sing Ping Chen**, variance 70-50.C, 70-231 & 70-208.F to permit an addition and alteration to an existing non-conforming one family dwelling into a required front yard and a detached garage exceeding the permitted depth; N/W/cor. #417 Hillside Ave. & Emmett St., New Hyde Park, Sec. 9, Blk. 81, Lot 417, R-C District.

**GRANTED IN PART**

**APPEAL #19038 - David Higuira/Feliciano Vilaca**, variance 70-100.2.A(2)(4) & 70-100.2.D to permit the maintenance of a fence and outdoor freestanding fireplace not in compliance with the Code; S/W/cor. #209 Carle Rd. and Winnie Ct., Westbury, Sec. 10, Blk. 101, Lot 39, R-C District.

**DENIED**

**APPEAL #19039 – Country Glen, L.L.C.**, variance 70-196.J(1)(f) to permit the erection of a sign exceeding the permitted height above ground; N/W/cor. #125 Old Country Rd. & Glen Cove Rd., Carle Place, Sec. 9, Blk. 670, Lots 27-28, I-B District.

**GRANTED**

**APPEAL #19040.A – Archerfield Partners VI Inc./Five Guys Burgers**, conditional use 70-187 to permit the conversion of a commercial space to a fast food use with insufficient parking; N/side #223 Old Country Rd., 878.47' E/of Glen Cove Rd., Carle Place, Sec. 10, Blk. N, Lots 280-281, I-B District.

**ADJOURNED**

**APPEAL #19040.B - Archerfield Partners VI Inc./Five Guys Burgers**, variance 70-103 to permit the conversion of a commercial space to a fast food use with insufficient parking; N/side #223 old Country Rd., 878.47' E/of Glen Cove Rd., Carle Place, Sec. 10, Blk. N, Lots 280-281 I-B District.

**ADJOURNED**

**APPEAL #19041 – Dr. Frank Dolisi/E. Susa, R.A.**, variance 70-103.A to permit the conversion of a commercial building to a medical use with insufficient parking; W/side #191 Herricks Rd., 85.44' S/of Washington Ave., New Hyde Park, Sec. 33, blk. 170, Lots 9-12 & 38, B-B District.

**GRANTED WITH CONDITIONS**

### **ADJOURNED CASES**

**APPEAL #19001 – Salvatore Miglio/Edward Dickman**, conditional use 70-126.A to permit alterations to a commercial building for a restaurant, a conditional use; S/E/cor. #1 Glen Cove Rd. & Waldo Ave., Greenvale, Sec. 19, Blk. 1, Lot 28, B-A District.

**CONTINUED**

**APPEAL #19005 – Jodi Zimmerman**, variance 70-51.A to permit the addition and alteration of a single family dwelling into a required side yard; E/side #109 Plainfield Rd., 181' N/of Woodhollow Rd., Albertson, Sec. 7, Blk. 197, Lot 28, R-C District.

**GRANTED**